Appendix A
Excerpt of the Proposed Amendment to the City of Barrie Official Plan 2051 (May 2024) for Employment Areas

The chart is intended to represent the draft amendment proposed for Section 2.3.5 Employment Areas, Section 2.6.9 Employment Area – Non-Industrial, 2.6.10 Employment Area – Industrial to make the City's Official Plan consist with the Provincial Planning Statement, 2024. With the exception of the sections outlined in the chart below, the draft amendment as presented in Appendix A of Staff Report DEV009-25 will continue to be included in the final draft amendment presented by staff.

Section	Amendment – New Text in **BOLD** and Deleted Text in ~~STRIKE-THRU~~
2.3.5	Employment Areas To continue Barrie's success in attracting jobs and demand for serviced employment lands, Employment Areas are dedicated to clusters of **industry,** business and economic activity. Employment Areas are identified on Map 1 of this Plan. The corresponding land use designations within Employment Areas are found on Map 2. The following policies shall apply to Employment Areas in the city, in addition to the associated land use designations and other applicable policies of this Plan: a) Employment Areas will support economic activity in Barrie by supplying land for a range of industrial, manufacturing, warehousing~~, major office~~ and, where appropriate, ~~retail, major retail, commercial and other~~ ancillary/accessory uses. b) Employment Areas designated for industrial uses shall be serviced by *freight-supportive* corridors. c) Lands within Employment Areas designated for industrial uses shall be protected from encroachment by *sensitive land uses*.

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	d) ~~Employment Area lands designated for non-industrial uses shall accommodate employment uses that support the industrial uses and shall act as a buffer to sensitive land uses and non-Employment Areas.~~ e) ~~Employment Area lands near Duckworth Street/Bell Farm Road, as shown on Map 1, will in part be planned via the Strategic Employment and Economic District (SEED) designation to support non-industrial economic and employment functions. These lands shall provide for clusters of economic activity that foster innovation, business incubation and acceleration (see Section 2.6.8 for SEED policies).~~ f) Lands in Employment Area shall be appropriately designated as to primarily encourage and protect industrial-type uses. g) New development within Employment Areas shall be planned to achieve an average minimum density of 31 jobs per hectare. h) ~~Lands within Employment Areas are subject to the conversion policies and provisions of the Planning Act, the Growth Plan, the Provincial Policy Statement, and this Plan. The conversion of Employment Area lands to non-employment uses outside of a municipal comprehensive review is not permitted.~~ i) Employment Areas shall be planned, through appropriate plans of subdivision or other planning processes under the Planning Act, to provide a range of parcel sizes and street patterns to maintain the flexibility needed to attract a variety of businesses and allow for **expansion and** redevelopment ~~and intensification~~. j) To accommodate and facilitate the provision of transit to and throughout Employment Areas, where such service does not yet exist, and to enhance and improve local transit where it does exist, development will be consistent with the City's transit service planning process and service standards and guidelines.

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	~~k)~~ To facilitate the use of *active transportation* to and within Employment Areas, development on lands within Employment Areas adjacent to lands designated *Natural Heritage System* and *Greenspace* will be required to provide, where feasible, on or off-street cycling infrastructure/facilities, connected greenways, and bicycle parking facilities. ~~*Active transportation* infrastructure will not be required along *freight-supportive* corridors.~~ l) **Sensitive land uses are not permitted to locate within Employment Areas.** ~~In accordance with provincial guidelines, any sensitive land uses proposed on lands within the area of influence of industrial-type uses within Employment Areas must demonstrate how the *sensitive land use* will not negatively impact or prohibit the viability of developing lands within Employment Areas for their intended use(s). These considerations will be required to be addressed in an Employment Area Compatibility Assessment report completed in accordance with provincial guidelines, and the report will be required for any proposed *sensitive land uses* within the influence areas of 70.0 metres, 300.0 metres, and 1,000.0 metres for a Class I, Class II, or Class III industrial land use, respectively. The development of the *sensitive land use* may be required to register a warning clause on title to the property as a condition of approval.~~
2.6.9	~~Employment – Non-Industrial~~
2.6.9	**Business Commercial** **Lands designated Business Commercial are intended to support Barrie's economic competitiveness by primarily facilitating a wide range of non-industrial employment uses that either support industrial-type uses, serve the general public, or create new economic development opportunities. To maintain the flexibility of Barrie's employment sector, industrial type uses may also be accommodated on lands designated Business Commercial.** **Development on lands designated Business Commercial on Map 2 is subject to the following policies, and any other applicable policies of this Plan.**

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2.6.9.1	**Permitted Uses** **A range of employment type uses shall be permitted in areas designated as Business Commercial, such as:** **a) Office (including *major office*);** **b) Training centres, and alternative and continuing education;** **c) Research and development centres and laboratories;** **d) Food production and processing;** **e) Parks and other open space areas;** **f) *Community facilities*;** **g) Hospitality and tourism;** **h) Commercial and retail;** **i) *Major retail*; and,** **j) The land uses permitted in Section 2.6.11.1 Employment Area – Industrial of this Plan, except waste management.**
2.6.9.2	**Land Use Policies** **a) Those land uses permitted by Section 2.6.9.1 j) of this Plan are subject to the policies in Sections 2.6.9.3, 2.6.10.2, and 2.6.10.3 of this Plan.**

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	b) The Business Commercial designation should be located on the periphery of the Employment Area shown on Map 1 and in close proximity to lands designated Commercial District. **c) New *major retail* developments must be a minimum of 3,500.0 square metres and should generally not exceed 5,000.0 square metres. *Major retail* uses may be supported by other retail uses, however together the combined gross floor area should generally not exceed a maximum of 5,000.0 square metres.** **d) *Major retail*, retail and/or commercial uses that existed prior to the implementation of this Plan may be permitted to expand, change, and redevelop as follows:** **i) In accordance with the Commercial District policies and permitted uses in Section 2.6.5, excepting for residential uses, which are not permitted within the Business Commercial designation; and/or,** **ii) As infill development, including the addition of standalone retail and commercial uses.** **e) Any retail use with a drive-thru service may be accommodated on lands designated Business Commercial subject to both the Zoning By-law and any specific locational restrictions that may be applied from time-to-time to ensure minimal impacts of traffic congestion and prevent traffic queues on the street.** **f) *Sensitive land uses* permitted in the Business Commercial designation shall be located at least 70.0 metres from lands designated Employment Area – Industrial or as required by provincial guidelines and shall not include residential uses.**
2.6.9.3	**Development Policies** **a) Development within 70.0 metres of lands designated Neighbourhood Area will be required to provide transition and buffering, both as recommended in the Provincial Guideline D-6: Compatibility Between Industrial Facilities and as per Section 3 of this Plan.**

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	b) No lot within the Business Commercial designation shall be used in its entirety and/or for the sole purpose of outside storage. Where outside storage is proposed on a lot, a primary permitted use building must be on site and in accordance with the provisions of the City's Zoning By-Law. **c) Where permitted, outside storage shall be located at the rear of buildings, and should be screened from the street in accordance with Section 3 of this Plan.** **d) Buildings should be limited to 12 storeys.** **e) Development abutting residential uses shall appropriately mitigate potential impacts, such as but not limited to, lighting/light pollution, snow storage, and noise pollution, and must conform to the transition policies in Section 3 of this Plan.**
2.6.10	**Service Industrial** **The Service Industrial designation is intended to recognize and permit industrial-type uses as well as provide a range of services to support industrial uses, including the creation of new economic development opportunities, encouraging the growth of skilled trades, and event complexes.** **Development on lands designated Service Industrial on Map 2 is subject to the following policies, and any other applicable policies of this Plan.**
2.6.10.1	**Permitted Uses** **A range of employment uses shall be permitted in areas designated as Service Industrial, such as:** **a) Manufacturing and fabrication;** **b) Parks and other open space areas;** **c) Distribution facility/warehousing/storage;**

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	d) Waste management, as per policies 6.6.3(b) and 6.6.3(c); **e) Assembly and processing;** **f) Contracting Services Facility;** **g) Office (including *major office*);** **h) Industrial uses and training centres;** **i) Research and development centres and laboratories;** **j) Ancillary office, retail and/or commercial supporting a primary industrial use;** **k) Sports and event complex;** **l) Hospitality and tourism; and,** **m) Additional commercial uses may be permitted for multi-tenanted buildings provided criteria are met as defined by the Zoning By-law. This excludes sensitive lands uses; including but not limited to places of worship, child care and residential uses.**
2.6.10.2	**Land Use Policies** **a) Waste management uses will be permitted, contingent on compliance with Provincial Guideline D-6: Compatibility Between Industrial Facilities, as well as with environmental assessment requirements and the design policies in Section 6.6.3.** **b) Lands designated Service Industrial should be connected to *freight-supportive* corridors.** **c) Lands surrounding the proposed McKay Road and Highway 400 interchange will be planned to accommodate industrial-type employment uses that require convenient and unobstructed access to Highway 400 and the railway corridor.**

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	d) Non-industrial ancillary uses will only be permitted where they will not interfere or detract from the primary industrial function of the area. **e) Development proposing *sensitive land uses* is not permitted in the Service Industrial designation, including but not limited to places of worship, commercial schools, child care and residential uses.** **f) Uses that existed in Service Industrial areas prior to the implementation of this Plan may be permitted to expand, change, and redevelop.**
2.6.10.3	**Development Policies** **a) Development in the Service Industrial designation is encouraged to be designed with *active transportation* facilities such as bus shelters, bike storage, and mobility connections.** **b) No lot within the Service Industrial designation shall be used in its entirety and/or for the sole purpose of outside storage. Where outside storage is proposed on a lot, a primary permitted use building must be on site and in accordance with the provisions of the City's Zoning By-Law.** **c) Where permitted, outside storage shall be located at the rear of buildings, and should be screened from the street in accordance with Section 3 of this Plan.** **d) Development abutting residential uses shall appropriately mitigate potential impacts, such as but not limited to, lighting/light pollution, snow storage, and noise pollution, and must conform to the transition policies in Section 3 of this Plan.**
2.6.11	Employment Area – Industrial The Employment Area – Industrial designation is intended to recognize and permit industrial-type uses which are sensitive to encroachment and must be protected over the long term to ensure the economic prosperity of the city.

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	Development on lands designated Employment Area – Industrial on Map 2 is subject to the following policies, and any other applicable policies of this Plan.
2.6.11.1	Permitted Uses A range of employment uses shall be permitted in areas designated as Employment Area – Industrial, such as : a) Manufacturing and fabrication; b) Parks and other open space areas; c) Distribution facility/warehousing/storage (excluding retail sales warehouse); d) Waste management, as per policies 6.6.3(b) and 6.6.3(c); e) Assembly and processing; f) Ancillary office, retail and/or commercial supporting a primary industrial use; **and,** g) Other ancillary uses supporting a primary industrial use. ~~h) Subject to the Zoning By-law, non-industrial service based uses, and,~~ ~~i) Office (excluding major office).~~
2.6.11.2	Land Use Policies ~~a) The Employment Area – Industrial designation will not be applied to lands outside of an Employment Area as identified on Map 1.~~

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	b) Heavier industrial uses generating substantial noise, emissions, or vibrations must be located towards the interior of the Employment Area to minimize any land use conflicts and allow for uses as per the Provincial Guideline D-6: Compatibility Between Industrial Facilities. c) Waste management uses will be permitted, contingent on compliance with Provincial Guideline D-6: Compatibility Between Industrial Facilities, as well as with environmental assessment requirements and the design policies in Section 6.6.3. d) Lands designated Employment Area – Industrial shall be connected to *freight-supportive* corridors. e) Lands surrounding the proposed McKay Road and Highway 400 interchange will be planned to accommodate industrial-type employment uses that require convenient and unobstructed access to Highway 400 and the railway corridor. f) Non-industrial ancillary uses will only be permitted where they will not interfere or detract from the primary industrial function of the area. ~~g) A new retail or commercial use, such as a restaurant as part of a multi-tenanted building, may be permitted within the Employment Area – Industrial designation if it is ancillary or accessory to the *primary use* in function and no larger than 25% of the gross floor area of the building/structure within which it exists.~~ h) A non-industrial use other than retail or commercial may be permitted if it is ancillary or accessory to the *primary use* in function and no larger than 25% of the gross floor area of the building/structure within which it exists. i) Retail and/or commercial uses that existed in Employment - Industrial areas prior to the implementation of this Plan may be permitted to expand, change, and redevelop.

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2.6.11.3	Development Policies a) Development in the Employment Area – Industrial Designation is encouraged to be designed with *active transportation* facilities such as bus shelters, bike storage, and mobility connections. b) The separation distance provided by applicable provincial guidelines shall be applied to achieve compatibility between uses in the Employment Area – Industrial designation and adjacent *sensitive land uses*. c) No lot within the Employment Area – Industrial designation shall be used in its entirety and/or for the sole purpose of outside storage. Where outside storage is proposed on a lot, a primary permitted use building must be on site and in accordance with the provisions of the City's Zoning By-Law. d) Where permitted, outside storage **should** be located at the rear of buildings~~,~~ and be screened from the street in accordance with Section 3 of this Plan ~~and the City-Wide Urban Design Guidelines~~.

Map 1 – Community Structure	REMOVE 924.32 hectares of Employment Area
Map 2 – Land Use Designation	DELETE Employment Area – Non-Industrial designation ADD Business Commercial designation ADD Service Industrial designation

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